

068.0

0003

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

877,600 / 877,600

USE VALUE:

877,600 / 877,600

ASSESSED:

877,600 / 877,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
146		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIXON MARY PATRICIA	
Owner 2:	
Owner 3:	

Street 1: 146 SUMMER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,414 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2520 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4414		Sq. Ft.	Site		0	70.	1.13	11			Med. Tr	-10					348,025						348,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								43438
								GIS Ref
								GIS Ref
								Insp Date
								09/17/18

PREVIOUS ASSESSMENT										Parcel ID	068.0-0003-0001.B		!5861!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	104	FV	524,600	5100	4,414.	348,000	877,700	877,700	Year End Roll	12/18/2019				
2019	104	FV	390,200	5100	4,414.	348,000	743,300	743,300	Year End Roll	1/3/2019				
2018	104	FV	390,000	0	4,414.	233,700	623,700	623,700	Year End Roll	12/20/2017				
2017	104	FV	366,400	0	4,414.	223,700	590,100	590,100	Year End Roll	1/3/2017				
2016	104	FV	366,400	0	4,414.	203,800	570,200	570,200	Year End	1/4/2016				
2015	104	FV	327,500	0	4,414.	164,100	491,600	491,600	Year End Roll	12/11/2014				
2014	104	FV	327,500	0	4,414.	146,700	474,200	474,200	Year End Roll	12/16/2013				
2013	104	FV	340,400	0	4,414.	139,200	479,600	479,600		12/13/2012				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13117-65		12/27/1976		42,700	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/25/2002	794	Redo Kit	40,000	C		G4	GR FY04	REMODEL KITCHENS/B	9/17/2018	MEAS&NOTICE	PH	Patrick H
7/9/1999	450	Addition	66,500					11X12 2 ST ADDITIO	5/26/2009	Measured	189	PATRIOT
									8/23/2001	Permit Visit	PM	Peter M
									3/7/2000	Inspected	276	PATRIOT
									1/13/2000	Mailer Sent		
									1/11/2000	Measured	264	PATRIOT
									8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Very Good	SCUTTLE HOLE.																			
Sty Ht:	2 - 2 Story			A Bath:	Rating:																						
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																					
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																						
Frame:	1 - Wood			1/2 Bath:	Rating:																						
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good																				
Color:	GRAY			A Kits:	Rating:																						
View / Desir:				Fpl:	1	Rating:	Good																				
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade:	C - Average			CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units: 2																			
Year Blt:	1926	Eff Yr Blt:		Location:				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Alt LUC:				Total Units:				Other																			
Jurisdict:	G4	Fact: .			Floor:				Upper																		
Const Mod:				% Own:				Lvl 2																			
Lump Sum Adj:				Name:				Lvl 1																			
INTERIOR INFORMATION				DEPRECIATION				Lower																			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Totals	RMS:	10	BRs:	4	Baths:	2	HB												
Prim Int Wall:	2 - Plaster				Functional:				REMODELING				No Unit	RMS	BRS	FL											
Sec Int Wall:				Economic:				Exterior:													2	5	2				
Partition:	T - Typical				Special:				Interior:																		
Prim Floors:	4 - Carpet				Override:				Additions:	1999																	
Sec Floors:				Total:	18.6 %			Kitchen:	2002																		
Bsmnt Flr:	12 - Concrete				CALC SUMMARY				Baths:																		
Subfloor:				COMPARABLE SALES				Plumbing:																			
Bsmnt Gar:				Basic \$ / SQ:	170.00			Electric:																			
Electric:	3 - Typical				Size Adj.:	1.06666660			Heating:																		
Insulation:	2 - Typical				Const Adj.:	0.97029907			General:																		
Int vs Ext:	S				Adj \$ / SQ:	175.948			TOTALS				2	10	4												
Heat Fuel:	1 - Oil				Other Features:	129750																					
Heat Type:	5 - Steam				Grade Factor:	1.00																					
# Heat Sys:	2				NBHD Inf:	1.00000000																					
% Heated:	100				NBHD Mod:																						
Solar HW:	NO				LUC Factor:	1.00																					
% Com Wall:				Adj Total:	644335																						
				Depreciation:	119846																						
				Depreciated Total:	524489																						
MOBILE HOME				WtAv\$/SQ:				AvRate:				Ind.Val:															
Make:				Model:				Serial #:				Year:			Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 068.0-0003-0001.B												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc					
3	Garage	D	Y	120X20	A	AV	1950		21.25	T	40	104			5,100		5,100										
More: N				Total Yard Items:				5,100				Total Special Features:								Total: 5,100							